



TOWN OF STONINGTON
Zoning Board of Appeals
Stonington Police Station Meeting Room
173 South Broad Street
Pawcatuck, Connecticut 06379

AGENDA
REGULAR MEETING
December 8, 2009

RECEIVED FOR RECORD
STONINGTON, CT.
09 DEC - 7 PM 2:24
CYNTHIA LADWIG
TOWN CLERK

While the public hearing is being recorded, the Board kindly asks that you refrain from making background noises that will make the tape inaudible. Please turn off all cell phones, pagers, and any other personal devices that may cause a disturbance. No new agenda item shall commence after 10:30 p.m. All business shall end at 11:00 p.m.

1. Call to Order — 7:00 p.m.
2. Public Hearing
 - a. **ZBA #09-17 Amelia Lord & Charles Parsons** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 50' to 35' for dormers and reduce side yard setback from 25' to 11' for construction of an addition. Property located at 69 So. Anguilla Rd., Pawcatuck. Assessor's Map 49 Block 1 Lot 5 Zone RR-80.
 - b. **ZBA #09-21 George & Joyce Overton** - Seeking variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 75' to 1' and ZR 3.1.4.2 buffer requirements to reduce required buffer in non-infringement area from 100' to 50' for replacement of garage & small addition to a single family residence. Property located at 60 Masons Island Rd., Mystic. Assessor's Map 160 Block 6 Lot 10. Zone RC-120
 - c. **ZBA #09-22 Jose & Iria Pacheco (Kevin Shea)** – Seeking a variance from Z5.1.1 bulk requirements to reduce front yard setback from 30' to 13' for an addition to a residence. Property located at 15 Canary St., Pawcatuck. Assessor's Map 36 Block 8 Lot 1. Zone RA-20 & RR-80 (RA-20 applies)
 - d. **ZBA #09-23 Dorinda Elliott & Alan Ignatius (Brooke Harris)** – Seeking a variance from ZR 5.1.1 bulk requirements to increase F.A.R. from .35 (1,501 s.f.) to .38 (1,643 s.f.) for construction of a covered porch addition. Property located at 51 Trumbull Ave., Stonington. Assessor's Map 100 Block 11 Lot 17. Zone RH-10.
3. Deliberations & Decisions:
4. Old Business:
5. New Business:
 - a. **ZBA #09-24 Michael Shortman** – seeking a variance from ZR 5.2.1 bulk requirements to reduce the front yard setback from 40' to 15'. Property located at 152, 154 & 156 So. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 16. Zone GC-60.
 - b. **ZBA #09-25 Priscilla Bollard Wilder** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 32' to 26'. Property located at 11 Quarry Path, Stonington. Assessor's Map 129 Block 8 Lot 4. Zone RM-20.

- c. **AAP #09-26 Orchard Hill Beach Dr. Association (Robert O'Shaughnessy)** - Request ZBA revoke the Zoning Enforcement Officer's issuance of Zoning Permit #09-207 ZON to John & Elizabeth Vichi. Property located at 2 Orchard Hill Dr., Masons Island, Mystic. Assessor's Map 175 Block 4 Lot 9. Zone RM-15.
 - d. **AAP #09-27 Thomas & Dorothea Cannan (Andrew Cellemme)** – Appealing the Zoning Enforcement Officer's determination that the subject property cannot be developed for residential purposes. Property located at 339 Pequot Trail, Stonington. Assessor's Map 83 Block 1 Lot 3. Zone GBR-130. **WITHDRAWN**
 - e. **ZBA #09-28 Amy E. Graham (William Hescocock)** -- Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 40' to 30'. Property located at 3 Robin St., Pawcatuck. Assessor's Map 36 block 6 Lot 9. Zone RA-20
- 6. Review of meeting minutes: November 10, 2009
 - 7. Adjournment:

David Rathbun, Chairman